

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**SUP-36588 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEGAS BAIL - OWNER: JACK E. CASON AND MAXINE CASON FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED 3,288 SQUARE-FOOT BAILBOND SERVICE at 3325 West Sahara Avenue (APN 162-08-103-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian)**

**IF APPROVED, C.C.: 01/20/2010**

**IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)**

**PROTESTS RECEIVED BEFORE:**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**0**

**Planning Commission Mtg.**

**0**

**City Council Meeting**

**0**

**City Council Meeting**

**0**

**RECOMMENDATION:**

**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

Motion made by VICKI QUINN to Deny

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning and Development, reported that staff did not find the proposed use harmonious or compatible with the surrounding area, as it is located within 80 feet of a single family residential sub-division. The use would be better located within the Office Core District in the Downtown Centennial Plan area, where judicial and correctional facilities are located. Staff recommended denial.

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The applicant, JASEN REASBECK, appeared and spoke of his experience for the past 15 years and the company's multiple bail bond offices located downtown. The request is due to the business growth; a bigger and more professional office is desired, such as this site which was previously a bank. Despite the fact that residential is nearby, the proposed site is located on Sahara Avenue, where there are many professional offices. This office would focus more so on the insurance aspect, and his other offices downtown will continue to exist.

COMMISSIONER QUINN understood how the business has grown; however, the proposed use belongs downtown where there are jails. Even though the site faces Sahara Avenue, there is a lovely neighborhood directly behind it. She could not support the request and did not want to set a precedent.

CHAIR TROWBRIDGE questioned the applicant's intention for the proposal. MR. REASBECK replied that this site will be his corporate office. He informed COMMISSIONER QUINN that staff's report indicates a 24-hour, seven days a week operation, which comes with this industry. COMMISSIONER ELLSWORTH asked MR. REASBECK if he would be amenable to normal office hours at this location, to which he rebutted there is another 24-hour business just doors down from the subject site. He was open to working on any issue with the caveat that the hours of operation remain 24 hours. Aside from the administrative staff, there will be a bail bondsman on site to handle bails.

CHAIR TROWBRIDGE declared the Public Hearing closed.